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August 22, 2003  
Project Number 03-14660

Tony Bortolazzo  
Wright & Company  
130 Garden Street  
Santa Barbara, California 93101

**Phase I Environmental Site Assessment  
Portion of Garden Street Complex - CHP  
Santa Barbara, California**

"Site 1"

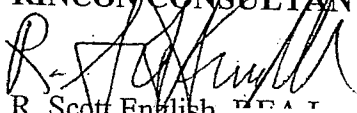
Dear Mr. Bortolazzo:

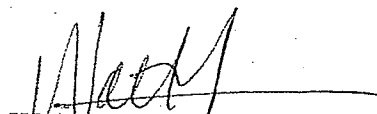
This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. (Rincon) for a property located at 211 East Yanonali Street, 106 Santa Barbara Street, and 106 ½ Santa Barbara Street in Santa Barbara, California. The Phase I ESA was performed in accordance with our proposal and contract dated June 17, 2003.

The accompanying report presents our findings and provides an opinion regarding the potential presence and impact of environmental site conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-00). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions or if we can be of any future assistance, please contact us.

Sincerely,  
RINCON CONSULTANTS, INC.

  
R. Scott English  
Project Manager



CEG, REA II  
Environmental Services

EXHIBIT Q

## EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property located at the Garden Street Complex in Santa Barbara, California (Figure 1, Vicinity Map). The site consists of the following addresses: 211 East Yanonali Street, 106 Santa Barbara Street, and 106 ½ Santa Barbara Street. The site is currently used by various commercial/industrial tenants. The site is an irregular shaped property located on the western side of Garden Street south of Yanonali Street.

The site is located in an area that is primarily comprised of industrial land uses. Properties in the vicinity of the site include numerous industrial businesses and a residential development.

Review of an environmental database records search (EDR) indicated that an unauthorized release has occurred on the adjacent site to the east. Files were reviewed for the adjacent site and it was found that two LUST sites are located on the adjacent block to the east. However, based on the distance from the subject property, and the reported groundwater flow direction to the east/northeast, these specified properties would not be expected to impact the subject property.

Historical sources reviewed as part of the Phase I include aerial photographs (1928, 1938, 1947, 1956, 1966, 1975, 1982, and 1994) and topographic maps (1944, 1952, 1967, 1988, and 1995). The photos and maps reviewed indicate the site was developed as a railroad yard until around 1994. By 1994, the site has segregated areas (tenant lease areas).

Mr. Bortolazzo (owner representative) indicated that rubble from Santa Barbara 1925 earthquake was used to fill much of the general area between US 101 and the beach, including the subject property. The earthquake debris could include a variety of contaminants. These contaminants could include petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAHs) and metals.

The site was formerly used as a railroad yard with numerous railroad spurs transecting the subject property. There is a potential that heavy metals (primarily lead) could have been generated from the operation of the spur lines and train braking systems. Since the spurs dead end into the former railroad yard, numerous stops would have occurred, increasing the chances for lead dust (and other metals) from the brakes to be deposited around the site. Additionally, cleaning and maintenance of the railroad engines and cars would have occurred on the subject property. These operations could have impacted the subject property with a variety of contaminants. Including heavy metals, fuels, and solvents.

Based on the findings of this Phase I ESA, it is our opinion that there are potential recognized environmental conditions on the site. The potential RECs are the result of the site being built upon debris from the 1925 Santa Barbara earthquake and a former railroad yard and associated spurs transecting the property. Note that the debris was put in areas beyond the subject property. Much of the coastal area of Santa Barbara, including the site, is built on this fill. The fill does not appear to be related to any activities that occurred on the property.

## INTRODUCTION

This report presents the findings of a Phase I ESA conducted for the property located at 211 East Yanonali Street, 106 Santa Barbara Street, and 106 ½ Santa Barbara Street, in Santa Barbara California. The Phase I ESA was performed by Rincon Consultants, Inc. (Rincon) for Wright & Company in general conformance with ASTM E 1527-00 and our proposal and contract dated June 27, 2003. The following sections present our findings and provide our opinion as to the potential presence and impact of environmental site conditions.

### PURPOSE

The purpose of this Phase I ESA was to identify the possible presence of recognized environmental conditions (RECs) associated with possible soil and groundwater contamination at the site.

A REC is defined pursuant to ASTM E 1527-00 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

### SCOPE OF SERVICES

The scope of services conducted for this study is outlined below:

- Perform an on-site reconnaissance to identify obvious indicators of the existence of hazardous materials.
- Observe adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtain and review an environmental records database search from Environmental Data Resources (EDR), Inc. to obtain information about the potential for hazardous materials to exist at the site or at properties located in the vicinity of the site.
- Review files for the subject site and immediately adjacent properties as identified in the EDR report.
- Review the current U.S. Geological Survey (USGS) topographic map to obtain information about the site's topography and uses of the site and properties in the vicinity of the site.

- Review historic aerial photographs and topographic maps to obtain information about historic uses of the subject property and adjacent properties.
- Review California Division of Oil and Gas records to obtain information about historic oil and gas activity in the vicinity of the site.
- Provide an interview questionnaire to the property owner or a designated site representative identified to Rincon by Wright & Company.
- Conduct a site interview with the owner or designated representative.

Our scope of services, pursuant to ASTM E 1527 practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

### **LIMITATIONS, ASSUMPTIONS AND USER RELIANCE**

This Phase I ESA was prepared for use solely and exclusively by Wright & Company. This report shall not be relied upon by or transferred to any other party without the express written authorization of Rincon Consultants.

Wright & Company has requested this assessment and will use the assessment to provide information to a lender for the purposes of refinancing said property. No other use or disclosure is intended or authorized by Rincon. Wright & Company agrees to hold Rincon harmless for any inverse condemnation or devaluation of said property that may result if Rincon's report or information generated is used for other purposes. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

This work has been performed in accordance with good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No other guarantee or warranties, expressed or implied are provided.

The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary analysis.

Rincon has not found conclusive evidence that hazardous materials or petroleum products exist at the site at levels likely to warrant mitigation. Rincon does not under any circumstances

warrant or guarantee that not finding evidence of hazardous materials or petroleum products means that hazardous materials or petroleum products do not exist on the site. Additional research, including surface or subsurface sampling and analysis, can reduce Wright & Company risks, but no techniques commonly employed can eliminate these risks altogether. In addition, in accordance with our authorized work scope and contract, no attempt was made to check for the presence of asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

## **SITE DESCRIPTION**

### **LOCATION AND LEGAL DESCRIPTION**

The site is an irregular shaped property located on the western side of Garden Street south of Yanonali Street. Highway 101 is located to the north of the property.

### **SITE AND VICINITY GENERAL CHARACTERISTICS**

The site is located in an area that is primarily comprised of industrial land uses. Properties in the vicinity of the site include numerous industrial businesses and a residential development.

### **CURRENT USES OF THE PROPERTY**

The site is currently used by various tenants. The tenants and their site uses include the following:

- Battistone, J. Roger – access
- Casa Roofing – roofing contractor
- Chavez, Victor – roofing contractor
- Scott Masonry, Chris – mason
- Diaz, Arturo – plaster contractor
- Halvorson, Eric – tree service
- Hartz, Jay – trailer storage
- IronCad, Inc – welding
- J Stall – container storage
- P.C. Roofing – roofing contractor
- Coast Auto, Pacific – auto repair
- Maint. Marine Preventative – equipment storage
- Prototype source, Inc , access
- Rodriguez, Miguel – landscape contractor
- Ross, Rex – wood shop
- Schiagel Concrete, Jerry – concrete contractor
- Samurai Gardening – landscape contractor
- Santa Barbara Movers, Inc, - moving and storage

- Coast Fumigators – fumigators
- VanDen Heuve, Christian – welding
- Michel Plumbing – plumber
- Diehl, Mike – equipment repair
- Mathew Holland – landscape contractor
- Tree Care, Bill's - landscape contractor
- J. Staal – storage
- Boyce Industries – equipment storage
- Kiedng, Kenneth – trailer storage
- Andrach Backhoe & Truck Service - storage

## **DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE SITE**

Access to the site is available from a driveway on Yanonali Street. Water and sewer service is provided by the City of Santa Barbara. Southern California Edison (SCE) provides electrical service. Solid waste collection and disposal services are provided by private vendors. Several commercial structures are located on the subject property. There are numerous roll-off type storage containers and a few mobile trailer type offices on the subject property.

## **CURRENT USES OF THE ADJACENT PROPERTIES**

Current adjacent land uses are described in Table 1 and depicted on Figure 2, Adjacent Land Use Map.

**Table 1 - Current Uses of Adjacent Properties**

<b>Area</b>	<b>Use</b>
Northern Property	Yanonali Street / residential development
Eastern Property	Garden Street / Industrial/ Commercial businesses
Western Property	Santa Barbara Street / Industrial/ Commercial businesses
Southern Property	Railroad tracks

## **USER PROVIDED INFORMATION**

### **TITLE RECORDS**

Wright & Company did not provide Rincon with a copy of title records for the subject property.

### **ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

Wright & Company did not provide Rincon with any information pertaining to environmental liens or activity and use limitations for the subject property.

## **SPECIALIZED KNOWLEDGE**

Wright & Company did not provide Rincon with any specialized knowledge that would be material to recognized environmental conditions in connection with the property.

## **VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

Wright & Company did not provide Rincon with any information pertaining to a valuation reduction for the subject property relative to any known environmental issues.

## **OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION**

The owner representative and property manager were interviewed regarding the current and former uses of the site. The information obtained from these interviews is described in the Site Reconnaissance and Interviews section of this report.

## **RECORDS REVIEW**

### **PHYSICAL SETTING SOURCES**

#### **Topography**

The current U.S. Geologic Survey topographic map (Santa Barbara Quadrangle) indicates that the site is situated at an elevation of about 20 feet above mean sea level with topography sloping to the southwest and southeast.

#### **Site Geology**

The subject property is located within the Santa Barbara Basin of southern Santa Barbara County, California. The site is on a gently south-sloping coastal plain of stream-deposited sediments. These sediments were derived from erosion of the nearby Santa Ynez Mountains and local topographic highlands. Unconsolidated alluvium fills the Santa Barbara Basin. Below the site, the underlying bedrock is found at a depth of about 800 feet below ground surface (USGS, Water-Resources Investigations Report, 86-4103). According to the Geologic Map of the Santa Barbara Quadrangle (Dibblee, 1986), the site is underlain by Quaternary-age alluvium. This alluvium is comprised of unconsolidated floodplain deposits of silt, sand, and gravel likely deposited by the Mission Creek and its ancestral equivalents. The inferred trace of the potentially active Mesa Fault is located within 1 mile of the site.

#### **Regional Ground Water Occurrence and Quality**

The site is within Unit 1 of the Santa Barbara Groundwater Basin. The Santa Barbara Formation and overlying unconsolidated Holocene alluvium comprise the water bearing zones within this unit. Aquifers within the Santa Barbara Groundwater Basin are used for domestic water supply.

In general, the aquifers used for water supply are about 300 feet below grade near the site area. Shallow groundwater has been encountered in the area at about 8 feet below ground surface. Groundwater flow in the site vicinity is generally southeast to southwest.

## STANDARD ENVIRONMENTAL RECORDS SOURCES

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. A copy of the EDR report, which specifies the ASTM search distance for each public list, is included as Appendix 1. As shown on the attached EDR report, Federal, State and County lists were reviewed as part of the research effort. The adjacent property to the east was listed as having two LUST sites and a Cortese site in the EDR database. The EDR report indicated that one of the LUST sites (Former Calavo Warehouse, 130 Garden Street) was a soil only case and is currently in the local oversight program. The second LUST listing and the Cortese listing pertain to the Agri-turf Supplies (130 Garden Street). The EDR report indicates that it is a groundwater case currently under the local oversight program.

Sites that were identified within a 1/4 mile radius of the subject property are listed in Table 2, EDR Listing Summary of Sites Within 1/4 Mile of the Subject Property (see Appendix 1 for a complete listing of sites reported by EDR) and include sites that appear in the following databases:

**UST:** The UST database contains registered USTs. This database is maintained by the State Water Resources Control Board.

**FINDS:** Facility Index System. Contains both facility information and pointers to other sources that contain more detail.

**LUST:** LUST records contain an inventory of reported leaking underground storage tank incidents. This database is maintained by the State Water Resources Control Board.

**RCRIS-(TSD, LQG, SQG):** Resource Conservation and Recovery Information System. The RCRIS database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act. TSD refers to transfer, storage or disposal facility. LQG refers to large quantity generator. SQG refers to small quantity generator. The source of this database is the U.S. EPA.

**CORTESE:** Identified Hazardous Waste and Substance Sites. This database (from the CAL EPA/Office of Emergency Information) identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration.



**Ca. FID:** California Facilities Inventory Database contains active and inactive underground storage tank locations as provided by the California State Water Resources Control Board.

**HistUST:** The Hazardous Substance Storage Container Database is a historical listing of UST sites. This database is maintained by the State Water Resources Control Board.

**CERC-NFRAP:** No further remedial action planned.

**HAZNET:** Hazardous Waste Information System. Data that is extracted from the copies of hazardous waste manifests received each year by the DTSC (information is provided by the Department of Toxic Substances Control).

**Table 2 - EDR Listing Summary of Sites  
Within 1/4 Mile of the Subject Property**

Site Name	Site Address	Distance from Subject Property (miles)	Database Reference
Former Calavo Warehouse	130 Garden Street	<1/8	LUST, Cortese
Agri-Turf Supplies	130 Garden Street	<1/8	LUST
Morf State	210 Santa Barbara Street	<1/8	HAZNET
Santa Barbara Paint Company	314 Palm Avenue	<1/8	RCRIS-SQG, FINDS, HIST UST
Service Station	403 East Montecito Street	<1/8	HIST UST
Lowell Thielicke Trans Spec INC	227 Gray Ave	<1/8	RCRIS-SQG, FINDS, HAZNET, LUST, Cortese
In & Out Paint and Body	315 Anacapa	1/8-1/4	HAZNET
Serigraph Industries Inc	321 Anacapa Street	1/8-1/4	RCRIS-SQG, FINDS
Sundown Towing	326 Anacapa Street	1/8-1/4	HAZNET
AAMCO Transmissions	333 Anacapa Street	1/8-1/4	RCRIS-SQG, FINDS, HAZNET, CA FID UST, HIST UST
Sterns Auto Body/Allens Auto body	129 E Gutierrez Street	1/8-1/4	HAZNET, RCRIS-SQG, FINDS, HAZNET
Cito Corp	520 E. Montecito Street	1/8-1/4	HAZNET, LUST
Acromatics, INC	122 E. Gutierrez Street	1/8-1/4	HAZNET
Avis Rent-A-Car/Arco Products Company	34 Montecito Street	1/8-1/4	HAZNET, Cortese, LUST
Santa Barbara Wastewater Plant/El Estero Wastewater Treatment	402 E. Mason Street	1/8-1/4	RCRIS-SQG, FINDS, HIST UST
Seafood Specialties	211 Helena Avenue	1/8-1/4	RCRIS-SQG, FINDS
Offerman/ Sloan	535 Montecito	1/8-1/4	Cortese, FINDS,

Site Name	Site Address	Distance from Subject Property (miles)	Database Reference
Instruments Corporation			CERC-NFRAP, HAZNET
McNall Building Materials	208 N Salsipuedes Street	1/8-1/4	HAZNET

Three LUST sites are reported to be present within 1/8 miles of the subject property. Two of the LUST sites are located on the adjacent property to the east. However, based on the distance from the subject property, and the reported groundwater flow direction to the east/northeast these specified properties would not be expected to impact the subject property. However, as a follow-up to the database search, we reviewed files pertaining to the adjacent listed sites to the north (130 Garden Street).

### REVIEW OF FILES

As a follow-up to the database search and the site reconnaissance, we reviewed documents pertaining to the adjacent listed properties:

- Former Calavo Warehouse
- Agri-Turf Supplies; 130 Garden Street.

#### *Former Calavo Warehouse*

An underground storage tank was discovered during the construction of Garden Street in 1998. The tank was located on a property owned by Wright & Co., and is adjacent to a former Calavo warehouse. A permit to install a 1,000 gallon gasoline underground storage tank (UST) (permit issued in 1955 to the Southern Pacific Railroad and the Santa Barbara Coastal Lemon Association) corresponds with the subject tank. The UST was unknown to Wright & Co. until discovered by the City of Santa Barbara during the City's construction of Garden Street.

At the request of Wright & Co., Hoover & Associates (April 1, 1998) obtained soil samples in the vicinity of the tank with a hand auger. Soil sampling results detected levels of total petroleum hydrocarbons (TPH) up to 300 parts per million (ppm), ethylbenzene (0.014 ppm) and total xylenes (0.15 ppm). The ethylbenzene and xylenes were detected in one of four samples analyzed for these constituents. The other three samples did not have detectable levels of either of these constituents. The xylenes and ethylbenzene concentrations did not exceed the drinking water Maximum Contaminant Levels (MCLs) of 1.75 ppm and 0.7 ppm, respectively.

On March 2, 1999, Rincon Consultants, Inc. and Ralph E. Powell Construction Company personnel were on site to remove the 1,000-gallon underground storage tank. An inspector from the Santa Barbara County Protection Services Division (PSD) was present to observe the tank removal. The Santa Barbara Fire Department was notified of the removal but chose not to be onsite.

Upon removal of the underground fuel tank, three soil samples were taken. Two samples were collected from the sidewall near the bottom of excavation, and one sample was obtained from the spoil pile material. The two samples from the excavation had detectable levels of one or more of the following: ethylbenzene, toluene, xylenes, total petroleum hydrocarbons (TPH) as gasoline, and total lead. The samples did not have detectable levels of ethylene dibromide (EDB), ethylene dichloride (EDC), or methyl tertiary butyl ether (MTBE). The spoil pile sample had detectable levels of total lead. No other contaminant was detected in the spoil pile sample. Because the soil sample from the spoil pile did not have levels of fuel hydrocarbons that exceeded PSD's target goals, this material was used to backfill the excavation. No soil was removed from this site during the tank removal project.

On January 28, 2000, Rincon Consultants performed a soil and groundwater assessment near the former underground storage tank. The assessment was in accordance with a January 19, 2000 directive from PSD. The January 2000 soil and groundwater sampling results indicated that low levels of aromatic hydrocarbons (benzene and toluene) in groundwater slightly exceeded the MCL values for these constituents in drinking water. Groundwater was encountered at a depth of 8 feet in boring GP1. TPH as gasoline, benzene, toluene, and total xylenes were detected in the groundwater. TPH as gasoline was detected at 2.9 milligrams per liter (mg/L), benzene was detected at 4 micrograms per liter ( $\mu\text{g/L}$ ), toluene was detected at 177  $\mu\text{g/L}$ , and total xylenes were detected at 870  $\mu\text{g/L}$ .

As previously identified by Hoover & Associates (1998), levels of long-chain hydrocarbons in soil exceed the County Investigation Levels of 100 parts per million (ppm). The gasoline range hydrocarbons in soil did not exceed this investigation level standard. Because other more toxic components of fuels, such as aromatic hydrocarbons and additives such as EDB, EDC, and MTBE were not detected in the soil samples above their corresponding MCLs, the long-chain hydrocarbons in soil above the 100 ppm investigation level was of little concern. The groundwater sample obtained as part of the assessment did not have detectable levels of long-chain hydrocarbons. Based on local closure precedents, and the findings of the assessments conducted on the site, Rincon requested environmental closure for the site.

After reviewing our report dated May 3, 2002, the County of Santa Barbara PSD concluded that a groundwater monitoring well should be installed in the location of the former UST to assess the reported elevated benzene and toluene levels in the groundwater.

In response to the PSD directive, Rincon prepared a work plan to complete a soil and groundwater assessment at the subject property (*Groundwater Monitoring Well Installation Work Plan, December 6, 2002*). The work plan was approved by the PSD in a letter to Mr. Tony Bortalazzo of Wright & Co., and Mr. James Levy of the Union Pacific Railroad, dated January 8, 2003.

During the well installation and subsequent sampling, no significant quantities of fuel-related hydrocarbons were detected in the soil samples analyzed. The initial water sample collected from the well detected TPH as gasoline, benzene, and toluene. The well was re-sampled on two subsequent occasions, and no concentrations of TPH as gasoline, or toluene were detected. A small quantity of benzene was detected in the second sample (1.4 micrograms per liter ( $\mu\text{g/L}$ )).

and no benzene was detected in the third sample. No fuel oxygenates or other volatile chemicals were detected in any of the soil or groundwater samples analyzed as part of this assessment.

Based on the results of groundwater sampling, Rincon requested site closure for this site, and requested a no further action letter from the County of Santa Barbara PSD for this facility. A letter from the Santa Barbara PSD dated July 9, 2003 indicated that no further action was required at the subject site.

### ***Agri-Turf Supplies***

Four underground storage tanks used to store gasoline (2 tanks, 1,000 gallon capacity each) and "spray oil"- presumably mineral oil- (2 tanks, 3,000 and 4,000 gallon capacity) were removed from the Agri-Turf site in 1988. Soil and groundwater near and downgradient of the tanks were impacted with gasoline. The contaminants detected in soil and groundwater include TPH-gasoline and BTEX. These contaminants were consistent with a release from the onsite USTs. Contaminants in soil were generally found from 6 to 10 feet below grade. Groundwater was found at about 6 to 10 feet below grade. The contaminants in soil were likely within a smeared zone near and within the capillary fringe. Five groundwater monitoring wells were installed at this facility; only one of these wells (MW-2) is located downgradient of the former tanks. Groundwater flow was to the east to northeast. As such, MW-2 and an unlined channel are downgradient of the USTs. This well, about 30 feet from the channel water, has consistently had the greatest level of contaminants in groundwater detected at this site. Up to several feet of free phase gasoline was previously present in MW-2. A regular program of free-phase removal was implemented until the free-phase contamination was removed from the well.

GeoSyntec's submitted a November 1, 2002 Site Characterization Work Plan and Corrective Action Plan (CAP) for the former Agri-Turf facility to the Santa Barbara County PSD. A letter dated December 20, 2002 approved the workplan and corrective action plan (CAP). We understand that GeoSyntec is in the process of implementing the CAP.

## **ADDITIONAL ENVIRONMENTAL RECORDS SOURCES**

### **Review of State of California Division of Oil and Gas Records**

A review of the Division of Oil and Gas Munger Map Book (2001) indicates that no oil wells are located within a one-mile radius of the subject property.

## **HISTORICAL USE INFORMATION**

### **Review of Historic Aerial Photographs**

Aerial photographs from the UCSB Map and Imagery Department aerial photograph collection were reviewed on August 20, 2003. The date and source of each photograph and the observations noted during the review are summarized below:

- **1928 - (Fairchild, 1"=600')** – The photo depicts the site as being developed with a

railroad yard with several associated spurs and buildings. An undeveloped area and a drainage channel appear to the east. The northern site appears to be developed with residential structures. The Southern Pacific Railroad appears adjacent to the south of the property. Residential structures appear to the west.

- *1938 - (Fairchild, 1"=600')* – The photo appears similar to the 1928 photo.
- *1947 - (USGS, 1"=600')* – The photo appears similar to the 1938 photo.
- *1956 - (Mark Hurd, 1"=600')* – The photo depicts the site as being developed with a railroad yard with several associated spurs and buildings. Several large structures appear north of the subject property. The Southern Pacific Railroad line appears adjacent to the south of the property. Several railroad spurs transect the site. Residential structures appear to the east. The property to the east is developed with several large structures. A railroad spur extends into the larger building to the east.
- *1966 - (Mark Hurd, 1"=600')* – The photo appears similar to the 1956 photo.
- *1975 - (Mark Hurd, 1"=600')* – The photo appears similar to the 1966 photo.
- *1982 - (National ocean Service, 1"=600')* – The photo appears similar to the 1975 photo.
- *1994 - (USGS, 1"=600')* – The photo depicts the site as having segregated areas (tenant lease areas) and structures on the subject property. Railroad spurs are still evident on the subject property. Garden Street is located to the east. The Southern Pacific Railroad line appears to the south of the photo.

### **Review of Historic Topographic Maps**

Historic topographic maps from the UCSB Map and Imagery Department map collection were reviewed on August 20, 2003. Copies of the historic topographic maps are included in Appendix 2 (Historical Documents). Following is a summary of our review of these maps.

- *1944 Map* – The map depicts the site as being developed with a railroad yard with several spurs and three buildings. Several small structures appear to the north of the subject property. The area to the east of the subject property appears undeveloped. The adjacent property to the west is developed with small structures. The Southern Pacific Railroad line is located to the south.
- *1952 Map* – The map depicts the site as being developed with a railroad yard with several spurs and five buildings. Several small structures appear to the north of the subject property. The area to the east of the subject property appears undeveloped. The adjacent property to the west is developed. The Southern Pacific Railroad line is located to the south.

- **1967 Map** – The map appears similar to the 1952 map with the exception of the adjacent property to the west. The property to the west is developed with a large industrial/commercial building and six medium industrial/commercial buildings. A railroad spur transects the site from the south to the large building to the west.
- **1988 Map** – The map appears similar to the 1967 map.
- **1995 Map** – The map appears similar to the 1988 map.

## **SITE RECONNAISSANCE AND INTERVIEWS**

Rincon Consultants performed a reconnaissance of the site on July 17, 2003 accompanied by Bob Kniess (property manager). The purpose of the reconnaissance was to observe existing site conditions and to identify obvious indicators of hazardous materials that could affect the subject site. An interview questionnaire was provided to the property owner representative, Tony Bortolazzo (Wright & Company) prior to the site reconnaissance. A copy of the completed questionnaire is included in Appendix 3. The following information is based on observations noted or information obtained during the July 17, 2003 site reconnaissance and our review of the completed questionnaire.

It should be noted that based on the numerous tenants on the property, not all areas could be visually inspected. Many of the tenants had self-locking storage sheds/mobile trailers or small structures within their lease areas.

### **HISTORICAL USE INFORMATION**

Mr. Bortolazzo indicated that the structures on the subject property are approximately 40 years old. Wright Family RLP currently owns the property. Mr. Bortolazzo indicated that the Southern Pacific Railroad owned the site property prior to Wright Family RLP.

Mr. Bortolazzo indicated that the site is built upon debris emplaced in the area following the 1925 earthquake. Following the emplacement of the fill, the site was used as a railroad yard for the Southern Pacific Railroad. During the past 25 years, the site has been used by various tenants for storage yards.

### **CURRENT USES OF THE PROPERTY**

Mr. Bortolazzo indicated that various tenants currently use the site.

### **STORAGE TANKS**

During the site reconnaissance, Rincon did not observe any above-ground or below ground storage tanks on the subject property. However, a safety-kleen solvent tank was noted within the auto repair shop. No major spills or leaks were noted near the solvent tank.

## HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS IN CONNECTION WITH IDENTIFIED USES

The use of small quantities of various hazardous substances were observed during the site reconnaissance. The small quantity hazardous substances were used for maintenance and operation of equipment or for work-related operations by various tenants. No major spills or leaks from these substances were noted on the subject property. However, the auto repair shop was noted as having moderate hydrocarbon staining throughout the property (Figure 4). The auto repair shop also had a safety klean solvent tank on the property (see Figure 4). The tank appeared to be in good condition.

## UNIDENTIFIED HAZARDOUS SUBSTANCE AND PETROLEUM PRODUCT CONTAINERS

Unidentified hazardous substance containers or unidentified containers that might contain hazardous substances were not observed during the site reconnaissance.

## INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

Mr. Bortolazzo indicated that there are no transformers or hydraulic equipment on this site. This equipment was not noted during Rincon's site visit.

## OTHER CONDITIONS OF CONCERN

During the site reconnaissance, Rincon did not observe or note any of the following possible indicators of a hazardous materials release:

- *drains or sumps*
- *pools of liquid*
- *effluent disposal systems*
- *stressed vegetation*
- *odors*

## FINDINGS

Known or suspect environmental conditions associated with the property include the following:

- The subject property is built upon debris from the 1925 earthquake.
- Presence of former railroad yard and several railroad spurs on the subject property.
- Auto repair shop tenant with moderate hydrocarbon staining.
- Small quantity hazardous substances used and stored on site by various tenants.

## OPINION

The site is built upon the 1925 earthquake debris. Earthquake debris consisted of various building materials. The earthquake debris could include a variety of contaminants, such as petroleum hydrocarbons, polynuclear aromatic hydrocarbons and metals.

A railroad yard and several railroad spurs transect the subject property. There is a potential that heavy metals (primarily lead) could have been generated from the operation of the spur lines and train braking systems. Additionally, maintenance and cleaning of the rail cars and equipment at the yard would have the potential to impact the site with a variety of contaminants including fuels, oils, solvents, and heavy metals.

During the site reconnaissance, the auto repair shop lease area was noted as having a safety-kleen solvent tank in the property for the cleaning of parts. The tank was in good condition without any major spills or leaks noted. However, moderate hydrocarbon staining was observed throughout the area. The entire auto repair area was paved with asphalt or concrete that appeared to be in good shape. No large cracks or openings were observed that would readily allow free flowing migration of substances to the underlying soil. Therefore, without the migratory pathways, hydrocarbons associated with auto repair operations have a low potential to significantly impact the underlying soil at the subject site. Additionally, no below ground features such as tanks, sumps, clarifiers, or hoists were located at the auto repair shop.

Although many of the tenants appeared to use or store small quantities of hazardous materials, there was no evidence that the use of these materials have impacted the subject property. The use of these materials would not be considered an environmental concern. However, many containers were noted as being improperly discarded around the property. A general housekeeping effort should be made to store and discard hazardous containers properly.

## CONCLUSIONS

Rincon has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527 of 211 East Yanonali Street, 106 Santa Barbara Street, and 106 ½ Santa Barbara Street. This assessment has revealed evidence of potential recognized environmental conditions (REC) in connection with the property. The potential RECs are the result of the site being built upon debris from the 1925 Santa Barbara earthquake and a former railroad yard with numerous railroad spurs on the property.

The earthquake debris could include a variety of contaminants including petroleum hydrocarbons, polynuclear aromatic hydrocarbons and metals.

The term REC is not intended to include situations whereby the environmental condition would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. The presence of earthquake-related debris throughout much of the coastal part of the City of Santa Barbara is known to the Santa Barbara County Protection Services Division (PSD) and the Regional Water Quality Control Board (RWQCB) – Central Coast staff.



To our knowledge, neither PSD nor the RWQCB are requiring the remediation of this debris. However, unless excavation of the debris is being performed, PSD and RWQCB have typically not initiated any enforcement action or required remediation of the debris. We do know of cases where PSD is overseeing remediation of building debris at sites that are being redeveloped. If the remodeling includes excavation of building debris, PSD has required the assessment and remediation of contaminants contained in the building debris. Thus, the presence of building debris underlying the site could pose a future liability related to the redevelopment of the site.

A railroad yard and several railroad spurs transect the subject property. There is a potential that heavy metals (primarily lead) could have been generated from the operation of the spur lines and train braking systems. Additionally, maintenance and cleaning of the rail cars and equipment at the yard would have the potential to impact the site with a variety of contaminants including fuels, oils, solvents, and heavy metals. Therefore, the presence of these features on the subject property poses an environmental concern.

## REFERENCES

The following published reference materials were used in preparation of this Phase I ESA:

Environmental database: Environmental Data Resources (EDR) report dated June 20, 2003.

Geology: Geologic Map of the Santa Barbara Quadrangle (Dibblee, 1986)

Groundwater: County of Santa Barbara Public Works Division

Topography: USGS topographic map Santa Barbara Quadrangle (1995)

Oil and gas records: Division of Oil and Gas Munger Map Book (2001)

Aerial photographs: Photos maintained by UCSB Map and Imagery Department

Historic topographic maps: Maps maintained by UCSB Map and Imagery Department

## QUALIFICATIONS

The environmental professionals responsible for conducting this Phase I ESA and preparing the report include Scott English and Walt Hamann. Their qualifications are summarized below.

**Walt Hamann**, RG, CEG, CHG, REA II, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Science degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 17 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Registered Geologist (#4742), Certified Engineering Geologist (#1635), Certified Hydrogeologist (#208) and Registered Environmental Assessor II (#20063) with the State of California.

**R. Scott English**, REA I, is an Associate Environmental Scientist with Rincon Consultants. He holds a Bachelor of Science degree in Soil Science with a concentration in environmental management from California Polytechnic University, San Luis Obispo, California. Mr. English's responsibilities at Rincon include implementation of site assessments and development of site remediation programs within the Environmental Site Assessment and Remediation Group. Mr. English has extensive experience performing Phase I and Phase II Environmental Site Assessments as well as completing remediation projects. He has over eight years of experience conducting research, assessment and remediation projects. Mr. English is a Registered Environmental Assessor I (#07504) with the State of California.